

ORDINANCE NO. 1164

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH AS HERETOFORE AMENDED; BY GRANTING A SPECIFIC USE PERMIT FOR A PRIVATE CLUB IN PLANNED DEVELOPMENT ZONING DISTRICT NUMBER TWO, ON A SAID TRACT OF LAND CONTAINING 6.252 ACRES LOCATED AT THE NORTHWEST CORNER OF L.B.J. FREEWAY (IH635E) AND METRO BLVD.; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Plan Commission of the City of Farmers
Branch and the governing body of the City of Farmers Branch, and
the State law with reference to the granting of changes of zoning
under the Zoning Ordinance regulations and Zoning Map, have given
the requisite notices by publication and otherwise, and after
holding due hearings and affording a full and fair hearing to all
the property owners generally, and to the persons interested and
situated in the affected area and in the vicinity thereof, the
governing body of the City of Farmers Branch is of the opinion that
said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch be, and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to grant a specific use permit, to allow a private club use in Planned Development District Number Two, which allows office and light industrial uses. Said private club to be located at the northwest corner of L.B.J. Freeway (IH635E) and Metro Blvd. on a 6.252 acre tract of land and more specifically described as follows:

Description of a 6.252 acre tract of land in the Issac B. Webb Survey, Abstract No. 1574, Dallas County, Texas, and being in the City of Farmers Branch, Texas; said 6.252 acre tract of land being a part of those certain tracts of land conveyed to Metro Square Joint Venture by deed recorded November 6, 1974, Deed Records Dallas County, Texas, and being more particularly described as follows:

BEGINNING, at a point in the north right-of-way line of Interstate Highway 635, said point being the intersection of the said north right-of-way line of Interstate Highway 635 with the west line of Metro Boulevard (80-foot width);

THENCE, S 78 deg. 33' 15" W, with the said north right-of-way line of Interstate Highway 635, a distance of 341.20 feet to an angle point;

THENCE, S 76 deg. 56' 27" W, continuing with said right-of-way line, a distance of 146.00 feet to a point for corner;

THENCE, N 03 deg. 25' 42" W, a distance of 585.76 feet to a point for corner in the south line of Villa Creek Drive (60-foot width);

THENCE, N 86 deg. 34' 18" E, with the said south line of Villa Creek a distance of 513.67 feet to a point in the said west line of Metro Boulevard;

THENCE, S 00 deg. 07' 15" W, with the said west line of Metro Boulevard, a distance of 514.73 feet to the PLACE OF BEGINNING;

CONTAINING, 272,356.81 square feet, or 6.252 acres of land.

SECTION 2. That the above described tract of land shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended herein by the granting of a Specific Use Permit for a private club use in Planned Development Zoning District Number Two.

SECTION 3. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred (\$200.00) Dollars for each offense.

SECTION 4. Whereas, it appears that the above described property requires that it be given the above Specific Use Permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such cases provides.

	DULY	PASSED	by	the	City	Council	of	the	City	of	Farmers	Branch,
Texas	on	the 7t	h	day	of	No	vemb	er	. :	197	7.	

APPROVED:

Sie Briford Mayor Pro-Tem

APPROVED AS TO FORM:

ATTEST:

City Attorney

City Secretary